

# MEMO



## Community Development

www.delta-co.gov

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**Date:** November 16, 2010

**To:** Mayor, City Council and City Manager

**From:** Glen L. Black, Director of Community Development

*GLB*

**Re:** Villas at the Bluff Lot Split, A Resubdivision of Lot 2 Final Plat

### RECOMMENDATION

City Council would approve Villas at the Bluff Lot Split, A Resubdivision of Lot 2 Final Plat with all staff recommendations.

### BACKGROUND

- Owner: Delta Housing Authority, represented by Jo Rosenquist
- Located at 501 14<sup>th</sup> St
- Property size is approximately 6.2 acres and is zoned R-3
- Final Plat will divide the lot into two lots and an outlot for the retention pond.

Planning Commission reviewed and approved this subdivision at their November 1, 2010 meeting.

### STAFF REVIEW AND DISCUSSION

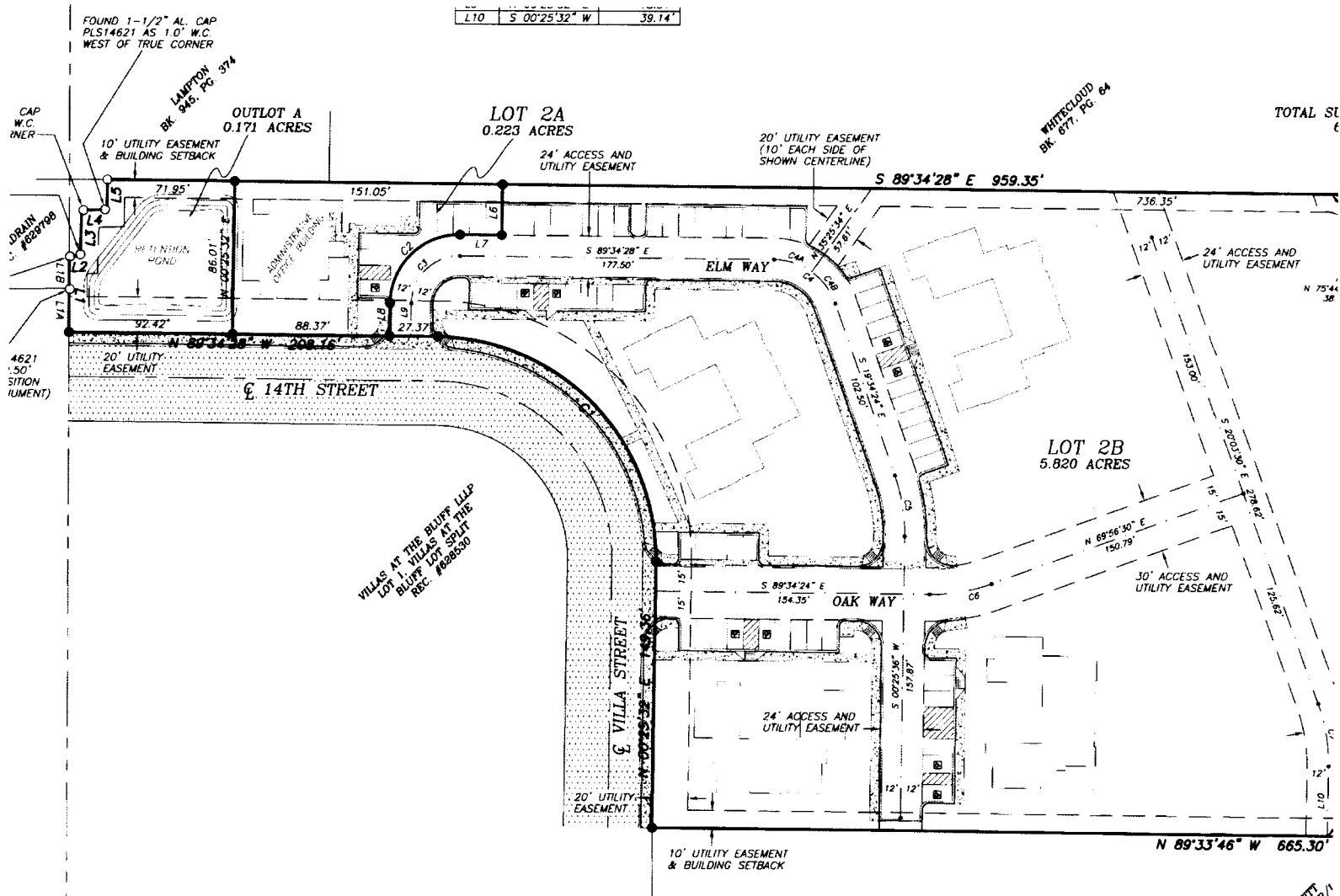
Staff has reviewed the subdivision request for conformity with the City of Delta Municipal Code Sections 16.04.050, 16.04.060, and 16.04.070. Staff has found the subdivision is in substantial conformance and recommends approval of the subdivision contingent upon the following conditions:

- 1) All corrections are made to the plat and accepted by the City.
- 2) Two mylar copies of the plat with all necessary signatures are accepted by the City
- 3) Payment in Lieu of Parks fee of \$1203 must be paid before plat is recorded

### SUGGESTED MOTION

I would move Council approve Villas at the Bluff Lot Split, A Resubdivision of Lot 2 Final Plat with all staff recommendations. (Disapproval would be indicated by a "nay" vote)

Thank you for your attention.



#### Certificate of Dedication and Ownership

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owners of certain lands in the City of Delta, Colorado, to wit:

Lot 2, Villas at the Bluff Lot Split.

Total subdivision acreage containing 6.214 acres, more or less.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of RESUBDIVISION OF LOT 2, VILLAS AT THE BLUFF LOT SPLIT, and do hereby dedicate, grant and convey to the City of Delta, State of Colorado, for the use of the public 14TH STREET and VILLA STREET, hereon shown. Also the following easements are dedicated.

#### Lienholder's Certificate

The undersigned holder of a lien pursuant to an instrument recorded in the Delta County Records at \_\_\_\_\_ hereby joins in this subdivision and the dedication of easements and streets as shown hereon.

Signed: \_\_\_\_\_

By \_\_\_\_\_  
(Name & Capacity of Authorized Officer)

#### Planning

APPROV: \_\_\_\_\_

Other Com. \_\_\_\_\_